

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** May 27, 2015

**Applicant:** Joshua & Maureen Kovacic, owners

**Property:** 1008 E 14<sup>th</sup> Street, Lot 2, Block 119, North Norhill Subdivision. The property includes a historic 1,909 square foot, one-story single-family residence situated on a 5,250 square foot (50' x 104') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1926, located in the Norhill Historic District.).

**Proposal:** Alteration – Replace two non-original 1-over-1 sash windows on the front elevation and replace three 1-over-1 wood sash windows located on an existing rear addition with 1-over-1 sash windows. The windows located on the existing addition were installed incorrectly and have been determined to be damage past the point of repair by staff and a historic window repair specialist. The five windows will be replaced with composite 1-over-1 replacement sash windows. The window openings will not be modified and all window trim will be retained.

The property owner originally proposed a wholesale replacement of all original wood sash windows. The owner had the widows inspected by a historic window repair specialist and will have each of the original sash windows repaired for less than the cost of a replacement window.

See enclosed application materials and detailed project description on p. 5-16 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval

**Effective:** June 18, 2015



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The proposed activity will comply with any applicable deed restrictions.   |



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

## Building Classification

- Contributing
- Non-Contributing
- Park





INVENTORY PHOTO

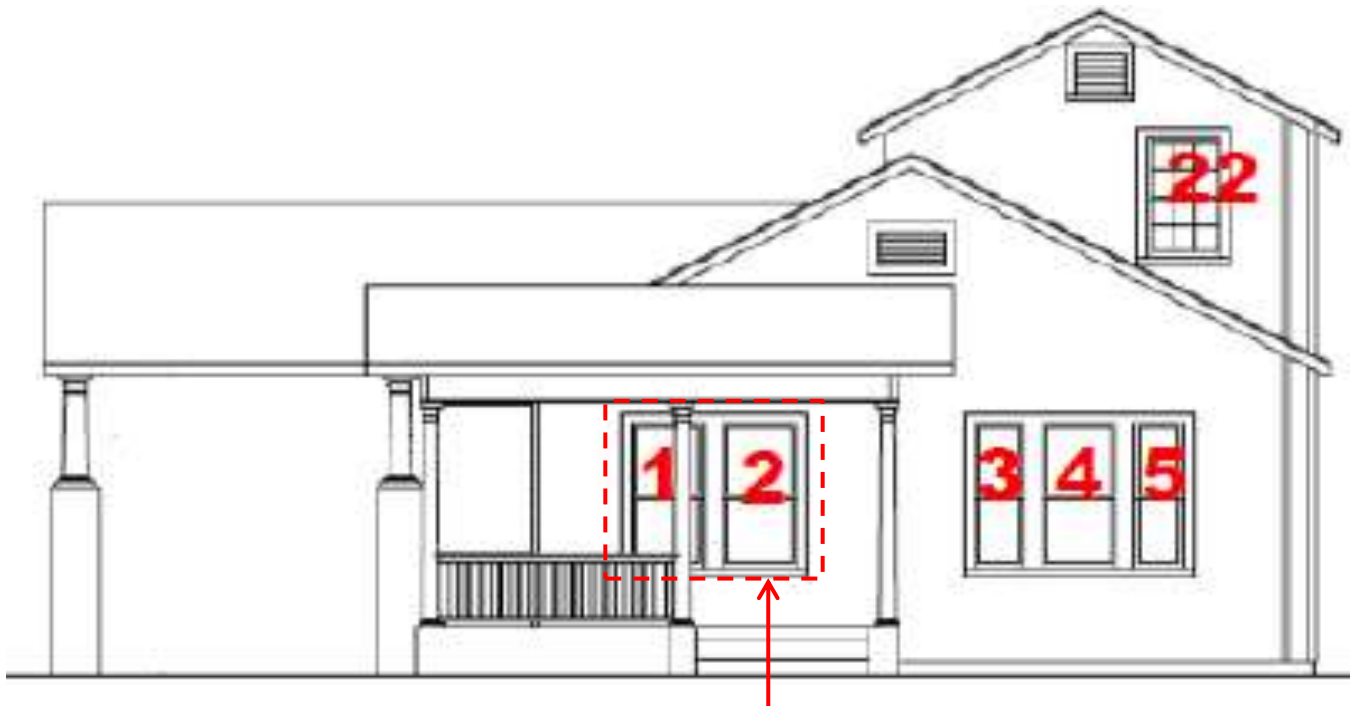


CURRENT PHOTO



**NORTH ELEVATION – FRONT FACING E 14<sup>TH</sup> STREET**

EXISTING

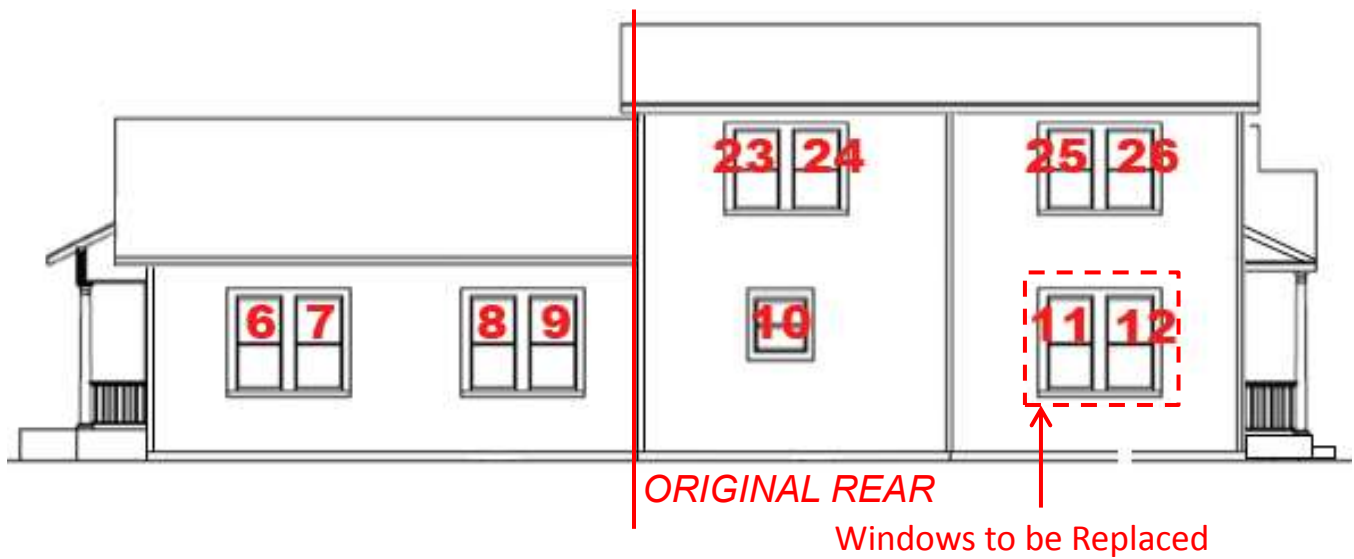


Non-Original Windows to be Replaced



WEST SIDE ELEVATION

EXISTING



**SOUTH (REAR) ELEVATION**

EXISTING



Window to be Replaced



SITE PLAN

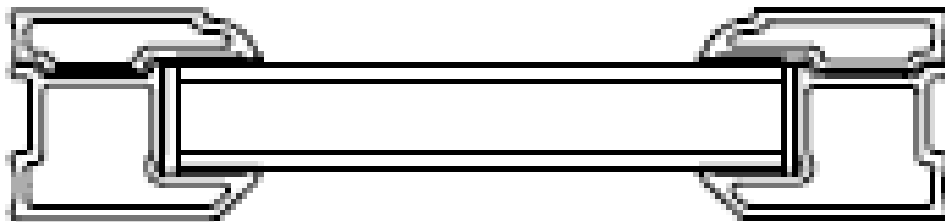




**WINDOW / DOOR SCHEDULE****WINDOW SCHEDULE**

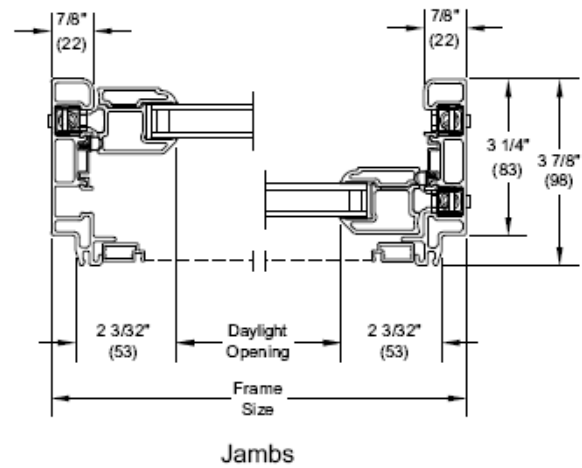
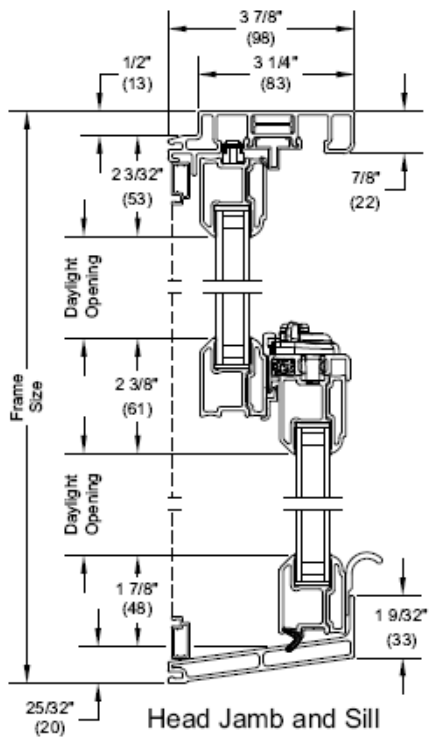
1 – NEW WOOD	8 – ORIGINAL	15 – ALUMINUM	22 – ALUMINUM
2 – NEW WOOD	9 – ORIGINAL	16 – ALUMINUM	23 – ALUMINUM
3 – ORIGINAL	10 – NEW WOOD	17 – ALUMINUM	24 – ALUMINUM
4 – ORIGINAL	11 – WOOD / ADDITION	18 – ALUMINUM	25 – ALUMINUM
5 – ORIGINAL	12 – WOOD / ADDITION	19 – GLASS BLOCK	26 – ALUMINUM
6 – ORIGINAL	13 – WOOD / ADDITION	20 – ALUMINUM	27 – ALUMINUM
7 – ORIGINAL	14 – ALUMINUM	21 – ALUMINUM	28 – ALUMINUM

 DENOTES PROPOSED FOR REPLACEMENT

**GLASS DETAIL**

# Insulating Glass

## WINDOW SECTION



WINDOW COMPARISON

This comparison depicts a Marvin Infinity Double-Hung insert window on the left, alongside the original wood window on the right for comparison. This image was taken from the Marvin Infinity website:

[http://www.infinitywindowsns.com/Infinity\\_Fibreglass\\_Windows\\_by\\_ELR/Wood-Window-Details-Historic-Sash-Double-Hung-Muntin-Bars-Halifax-Nova-Scotia-Marvin-Infinity-Fibreglass-New-Replacement-Custom-Retrofit-Windows-and-Sliding-Patio-French-Garden-Doors-comparison-vs.-PVC-Vinyl-Plastic-Residential-Double-Glaze.html](http://www.infinitywindowsns.com/Infinity_Fibreglass_Windows_by_ELR/Wood-Window-Details-Historic-Sash-Double-Hung-Muntin-Bars-Halifax-Nova-Scotia-Marvin-Infinity-Fibreglass-New-Replacement-Custom-Retrofit-Windows-and-Sliding-Patio-French-Garden-Doors-comparison-vs.-PVC-Vinyl-Plastic-Residential-Double-Glaze.html)



This image depicts the interior view of a Marvin Infinity double hung insert, similar to that intended for the windows at 1008 E. 14<sup>th</sup> St.

<http://www.infinityhi.com/windows/>



NOTE: UPPER SASHES FOR WINDOWS AT 1008 E. 14<sup>TH</sup> ST WILL NOT HAVE DIVIDERS

**PHOTOS SUBMITTED BY APPLICANT**

**FRONT (NORTH) ELEVATION**



**SIDE (EAST) ELEVATION**





SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



WINDOWS 1&2 (NEW WOOD WINDOWS)



WINDOWS 11&22 (EXTERIOR) WEST ELEVATION



WINDOWS 11&22 (INTERIOR) WEST ELEVATION



WINDOW 13 (EXTERIOR) SOUTH ELEVATION



---

### PROJECT DETAILS

**Windows/Doors:** Replace two non-original wood 1-over-1 sash windows on the front elevation with two 1-over-1 composite replacement sash windows. Replace three wood 1-over-1 sash windows located on the west and rear elevations of an existing addition with three 1-over-1 composite replacement sash windows. It has been determined that the windows located on the addition are damaged past the point of repair. The window openings will not be modified and all window trim will be retained.